



GRASSROOTS
REALTY GROUP

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120 Templeridge Close NE
Calgary, Alberta

MLS # A2257559



\$488,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

ONE OF THE BEST HOMES ON ONE OF THE BEST STREETS!! THIS MOVE IN READY BUNGALOW IS LOCATED IN TEMPLE - CLOSE TO SCHOOLS, TRANSIT, VILLAGE SQUARE LEISURE CENTRE, AND LOCAL SHOPPING AREAS. QUICK COMMUTE TO DOWNTOWN, OR THE UNIVERSITY, SHORT DRIVE TO PETER LOUGHEED CENTRE, SUNRIDGE MALL, AND OF COURSE THE RING ROAD. UNBELIEVABLE VALUE HERE - 2 EXPANSIVE BEDROOMS ON THE MAIN FLOOR AND ANOTHER 2 IN THE BASEMENT - IDEAL HOME FOR YOUR FAMILY WITH SPACE TO ACCOMODATE EXTENDED FAMILY OR GUESTS IN THE BASEMENT LEVEL. VALUE PRICED BELOW CITY ASSESSED VALUE AND AVAILABLE FOR QUICK POSSESSION - MOVE IN BEFORE THE SNOW FALLS. Check out the location, and get in before other buyers snap up this WONDERFUL PROPERTY. DOUBLE DETACHED GARAGE FOR INDOOR PARKING OR YOU MAN CAVE. Adoringly maintained, exquisitely updated, and tastefully finished. You have found the gem you were looking for.